

018.0

0004

0014.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

834,300 /

834,300

USE VALUE:

834,300 /

834,300

ASSESSED:

834,300 /

834,300

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-------------------------|
| 58 | | PRINCETON RD, ARLINGTON |

OWNERSHIP

| Owner 1: | SHIMINSKY JENNIFER M | Unit #: | |
|----------|----------------------|---------|--|
| Owner 2: | SHIMINSKY JOSEPH C | | |
| Owner 3: | | | |

Street 1: 58 PRINCETON RD

Street 2:

Twn/City: ARLINGTON

| | | | |
|---------------|--------|-------|------------|
| St/Prov: MA | Cntry: | | Own Occ: Y |
| Postal: 02474 | | Type: | |

PREVIOUS OWNER

| | |
|----------|---------------------------------|
| Owner 1: | KRISTO VIRGINIA M/LIFE ESTATE - |
| Owner 2: | - |

Street 1: 50 ENDICOTT ST UNIT 3335

Twn/City: DANVERS

| | | | |
|--------------------|--------|--|--|
| St/Prov: MA | Cntry: | | |
| Postal: 09123-4822 | | | |

NARRATIVE DESCRIPTION

This parcel contains 5,607 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1941, having primarily Vinyl Exterior and 2090 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
| | | | |

PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|------------|------|-------------|-----|---------|------|-------------|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exempt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 2 | Above Stree |
| s | | | | Street | | |
| t | | | | Gas: | | |

LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 101 | One Family | | 5607 | | Sq. Ft. | Site | | 0 | 85. | 1.05 | 2 | | | | | | | | | 499,977 | | | | | | 500,000 | |

IN PROCESS APPRAISAL SUMMARY

| Legal Description | | | | | | | | | | User Acct |
|-------------------|--|--|--|--|--|--|--|--|--|-----------|
| | | | | | | | | | | 12809 |
| | | | | | | | | | | GIS Ref |
| | | | | | | | | | | GIS Ref |
| | | | | | | | | | | Insp Date |
| | | | | | | | | | | 12/02/17 |



USER DEFINED

| | |
|----------------|----------|
| Prior Id # 1: | 12809 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Date | Time |
| 12/10/20 | 17:06:37 |
| PRINT | |
| LAST REV | |
| CivilDistrict: | |
| Ratio: | |

PREVIOUS ASSESSMENT

| Parcel ID | | | | | | | | |
|-------------------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|
| 018.0-0004-0014.0 | | | | | | | | |
| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value |
| 2020 | 101 | FV | 334,300 | 0 | 5,607. | 500,000 | 834,300 | 834,300 |
| 2019 | 101 | FV | 253,500 | 0 | 5,607. | 647,000 | 900,500 | 900,500 |
| 2018 | 101 | FV | 253,500 | 0 | 5,607. | 411,700 | 665,200 | 665,200 |
| 2017 | 101 | FV | 253,500 | 0 | 5,607. | 376,500 | 630,000 | 630,000 |
| 2016 | 101 | FV | 253,500 | 0 | 5,607. | 305,900 | 559,400 | 559,400 |
| 2015 | 101 | FV | 243,600 | 0 | 5,607. | 305,900 | 549,500 | 549,500 |
| 2014 | 101 | FV | 243,600 | 0 | 5,607. | 278,800 | 522,400 | 522,400 |
| 2013 | 101 | FV | 243,600 | 0 | 5,607. | 265,300 | 508,900 | 508,900 |

SALES INFORMATION

| TAX DISTRICT | | | | | | | | | PAT ACCT. | | | |
|-----------------|-----------|------|------------|-------------|------------|----|-----|-------|-----------|--|--|--|
| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes | | | |
| KRISTO VIRGINIA | 1551-156 | 1 | 11/12/2019 | | 975,000 | No | No | | | | | |
| KRISTO VIRGINIA | 1451-64 | | 4/15/2014 | Convenience | | 1 | No | No | | | | |
| KRISTO PETER D | 1409-137 | | 12/29/2011 | Convenience | | No | No | | | | | |
| | 769-140 | | 1/1/1901 | Family | | No | No | N | | | | |

BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|-----------|--------|----------|--------|-----|------------|----------|------------|---------|
| 7/14/2020 | 775 | Heat App | 13,000 | C | | | | |
| 12/5/2019 | 1981 | Redo Kit | 12,500 | C | | | | |

| Date | Result | By | Name |
|------------|--------------|-----|-----------|
| 1/23/2020 | SQ Mailed | JO | Jenny O |
| 8/14/2019 | Mail Update | MM | Mary M |
| 12/2/2017 | Inspected | HS | Hanne S |
| 11/17/2017 | MEAS&NOTICE | BS | Barbara S |
| 1/29/2009 | Meas/Inspect | 336 | PATRIOT |
| 10/5/1999 | Meas/Inspect | 243 | PATRIOT |
| 8/23/1993 | | EK | |

Sign: VERIFICATION OF VISIT NOT DATA / / /

